

City of Franklin
Comprehensive Master Plan
Update
Project Committee/Plan
Commission Meeting

February 15, 2007
Approved

CALL TO ORDER

- I. Mayor Taylor called the regular meeting of the Project Committee of February 15, 2007, to order at 7:05 pm in the Common Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Commissioners Bennett, Haley, Hanneman, Ritter and Skowronski. Commissioner Torres was excused. Also present was City staff Planning Manager, Mr. Dietl, and members of the public.

MINUTES

Regular meeting of December 14, 2006

- II. A. Commissioner Hanneman moved and Commissioner Haley seconded to approve the minutes of the regular meeting of December 14, 2006. Motion carried.

BUSINESS

Review and discuss proposed Land Division/public Sanitary Sewer and Water Service/Future Land Use Policy for the southwestern portion of the City.

- III. A. Mayor Taylor gave a summary of how the City approves road projects and that this process has not been started for any roads in the southwest part of the City.
Mayor Taylor gave a summary of the purpose and use of the proposed draft pre-sewer map and the proposed draft post-sewer map.
Mr. Dietl gave a summary of the current comp plan and the current zoning in the southwest part of the City.
Mayor Taylor and Commissioner Ritter gave a summary of the City's goal of seventy (70%) percent residential tax base and thirty (30%) percent non-residential tax base.
Mayor Taylor and Commissioner Haley gave a summary of the natural resources in the southwest part of the City.
Mr. Dietl gave a summary of the current land division policy proposal. Commissioner Bennett gave a summary of the status of the Ryan Creek Interceptor Sewer.
The Committee members clarified some points and generally concurred with proceeding with the proposed land division policy. The major elements of this policy would entail:
- A minimum of five (5) acres for all new land divisions.
 - Any remnant land must be at least three (3) acres in size.
 - The first five (5) acre land division per parent parcel would require a Certified Survey Map; any more land divisions would require a Certified Survey Map or Subdivision Plat and an Area Development Plan.
 - All land divisions and Area Development Plans must be consistent with the post-sewer map.
- The Committee members also suggested that the post-sewer map include information on future fire stations, police stations, schools, parks, etc. to the extent possible.
The Committee members requested that PDI complete the maps for the next meeting.

Public input

- B. Two persons spoke; asked that the City decide on a policy as soon as possible so that land owners will know what they can and cannot do. Mayor Taylor noted that there is not, and has not been any moratorium on development; only that the current Comprehensive Plan recommends certain things and is sometimes not consistent with the current zoning.
Mayor Taylor also noted there has been a lot of confusion on this and related matters, so anyone with questions should contact only Mr.

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Dietl, and any new information will not be released until approved by the Project Committee.

Mr. Dietl summarized the proposed Land Division Policy.

Other land owners asked questions specific to their lands.

Announcement: Next Meeting scheduled for Thursday, March 15, 2007

Adjournment

C. No action needed; none taken.

IV. Commissioner Bennett moved and Commissioner Ritter seconded to adjourn. Upon voice vote, all voted 'aye.' Motion carried. Mayor Taylor adjourned the Thursday February 15, 2007, regular meeting of the Project Committee, at 8:40 pm.